

SOUNDVIEW ESTATES  
A PLANNED RESIDENTIAL DEVELOPMENT  
SECTION 14, T.28N., R.3E., W.M.  
ISLAND COUNTY, WASHINGTON

PLANNED RESIDENTIAL  
DEVELOPMENT NO. PRD 174/96  
ISLAND COUNTY PARCEL  
NO. R32814-205-1880

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECARE THIS PRD AND DEDICATE TO THE USE OF THE PUBLIC, FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE BEST INTEREST FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE OWNERS OF THE LOTS HEREIN DESCRIBED FOREVER, ALL PRIVATE ROADS AND THE RIGHT TO UTILITY OWNED EASEMENTS, CUTS, AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON, ALSO THE RIGHT TO GRAB SAID PUBLIC AND PRIVATE ROAD OVER AND ACROSS ANY LOT, LOTS, AND/OR TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING, GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PRD BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE AND PUBLIC ROADS.

TRACT D, A PRIVATE ROAD AND A UTILITY EASEMENT, IS HEREBY DEEDED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION, UPON THE RECORDING OF THIS PLAT, TOGETHER WITH AN EASEMENT FOR EMERGENCY VEHICLES AND AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO ISLAND COUNTY.

WBF MATTSON ENTERPRISES LLC, IN DEDICATING THIS PLAT OF SOUNDVIEW ESTATES, HAS DESIGNATED TRACT A AS A COMMON OPEN SPACE/DRAINFIELD AND UTILITY TRACT, TRACT B AS A WETLAND/NATIVE GROWTH PROTECTION/CONSERVATION EASEMENT/ CONSERVATION TRACT, AND TRACT C AS A COMMON OPEN SPACE/COMMUNITY RECREATION TRACT, FOR THE HOMEOWNERS IN THE PLAT OF SOUNDVIEW ESTATES.

THESE TRACTS SO DESIGNATED ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT ARE HEREBY DEEDED TO THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION, APPLICABLE HERETO AND RECORDED UNDER AUDITOR'S FILE NO. 4021672, RECORDS OF ISLAND COUNTY, WHICH DOCUMENTS ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND SEALS THIS 30th DAY OF May, 2002.

WBF MATTSON ENTERPRISES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

WALLY MATTSON, MANAGER

SCS INVESTORS, LTD., A WASHINGTON GENERAL PARTNERSHIP

ROBERT L. SMITH, MANAGING GENERAL PARTNER

NOTES

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT (PER ICC 11.01.060.A)
2. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS OF THE AVAILABILITY OF POTABLE WATER.
3. THIS FINAL PRD MAP SERVES AS THE FINAL MAP AND APPROVAL OF THE WATER TANK APPROVED BY THE BOARD OF ISLAND COUNTY COMMISSIONERS UNDER SPR 173/96.
4. LOTS 1 THROUGH 12 DESIGNATED 3 BEDROOM SEPTICS.

PRIVATE ROAD MAINTENANCE PROVISIONS

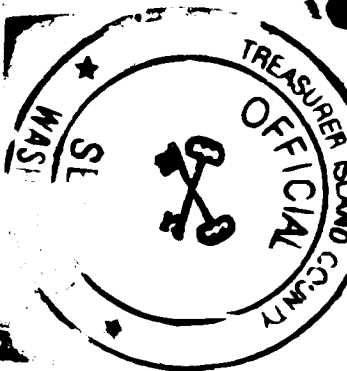
MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF ANY PRIVATE ROAD IMPROVEMENTS, LANDSCAPING AND/OR UTILITY SYSTEMS LOCATED UPON OR WITHIN TRACT D, EXCEPT FOR SUCH UTILITY SYSTEMS WHICH ARE MAINTAINED BY THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION, SHALL BE THE RESPONSIBILITY OF, AND THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION BORNE BY THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

SEE ROAD/DRAINAGE COVENANT RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NOS. 4013495/4021389.

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2002

Maxine R. Sauter  
ISLAND COUNTY TREASURER



BOARD OF COUNTY COMMISSIONER'S  
APPROVAL CERTIFICATE

THIS PRD CONFORMS TO THE REQUIREMENTS OF PRDS THAT WERE ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE PRIOR TO DECEMBER 1, 1998, AND IS HEREBY APPROVED THIS 3 DAY OF June, 2002.

BOARD OF COUNTY COMMISSIONERS, ISLAND COUNTY, WASHINGTON

Mike Shelton

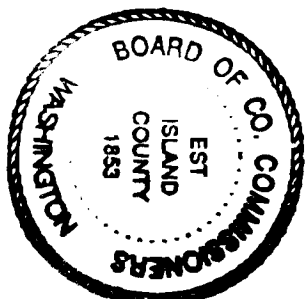
MIKE SHELTON, CHAIRMAN

Wm. L. McDowell, MEMBER

William F. Thorn, MEMBER

ATTEST:

Elaine Martlow  
CLERK OF THE BOARD



ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 26.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE THIS 30 DAY OF May, 2002.

Dick Snyder, ISLAND COUNTY ENGINEER

PLANNING DIRECTOR'S APPROVAL CERTIFICATE

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 30 DAY OF May, 2002.

Phillip Bakke, AICP DIRECTOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP OF "SOUNDVIEW ESTATES" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 3 EAST, W.M., AS REQUIRED BY ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, AND THE BOUNDARIES OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT AND DISTANCES ARE SHOWN CORRECTLY THEREON. THAT THE MONUMENTS AND EASEMENTS, SET AND THE LOT BLOCK AND TRACT CORNERS ARE STAKED CORRECTLY AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Jeffrey T. Snyder  
PRO. LAND SURVEYOR  
CERTIFICATE NO. 22869  
DATE 5/30/02



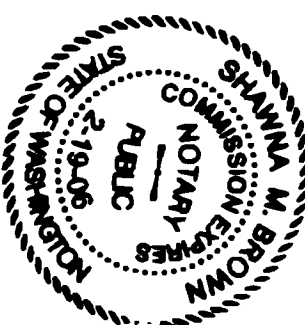
ACKNOWLEDGMENTS

STATE OF WASHINGTON)  
(SS,  
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR SATISFACTORY EVIDENCE THAT WALLY MATTSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF WBF MATTSON ENTERPRISES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 30th 2002

(SIGN) Shawna Brown  
(PRINT) Shawna Brown  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Clinton  
MY APPOINTMENT EXPIRES 2/15/04



STATE OF WASHINGTON)  
(SS,  
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR SATISFACTORY EVIDENCE THAT ROBERT L. SMITH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING GENERAL PARTNER OF SCS INVESTORS, LTD., A WASHINGTON GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 30, 2002

(SIGN) Robert L. Smith  
(PRINT) Robert L. Smith  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Clinton  
MY APPOINTMENT EXPIRES 2/15/04



CERTIFICATE OF TITLE

RECORDED June 3 2002, IN VOLUME 4021672, PAGES 1-3, INCLUSIVE, UNDER AUDITOR'S FILE NUMBER 4021672, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF WBF Mattson Enterprises LLC THIS 30th DAY OF May, 2002, AT 00 MINUTES PAST 11 A.M., IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGES 115-121, INCLUSIVE, UNDER AUDITOR'S FILE NO. 4021672, RECORDS OF ISLAND COUNTY, WASHINGTON.

Maxine R. Sauter  
ISLAND COUNTY AUDITOR

Deputy County Auditor

FOR: WBF MATTSON ENTERPRISES LLC  
DATE: MAY 28, 2002  
SHEET TITLE: JURAT 1

PORTION OF GOVERNMENT LOT 2,  
IN SECTION 14, T.28N., R.3E., W.M.  
LOVELL-SAUERLAND & ASSOCIATES, INC.  
19400 33RD AVENUE W., SUITE 200  
LYNNWOOD, WASHINGTON 98036 425.775.1591  
LSA FILE NO. 4230 SHEET 1 OF 7

SOUNDVIEW ESTATES  
A PLANNED RESIDENTIAL DEVELOPMENT  
SECTION 14, T.28N., R.3E., W.M.  
ISLAND COUNTY, WASHINGTON

PLANNED RESIDENTIAL  
DEVELOPMENT NO. PRD 174/96  
ISLAND COUNTY PARCEL  
NO. R32814-206-1880

RESTRICTIONS

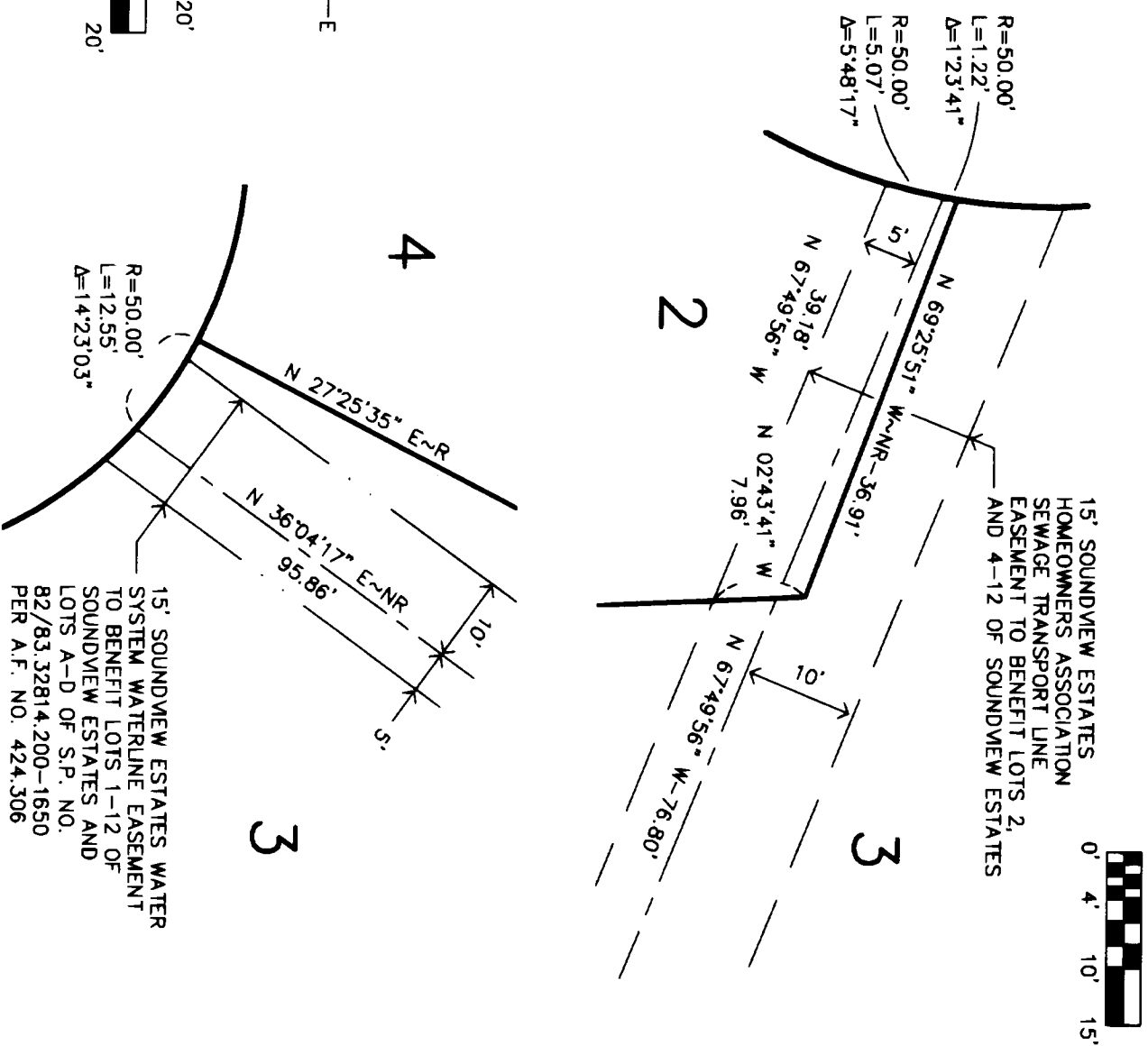
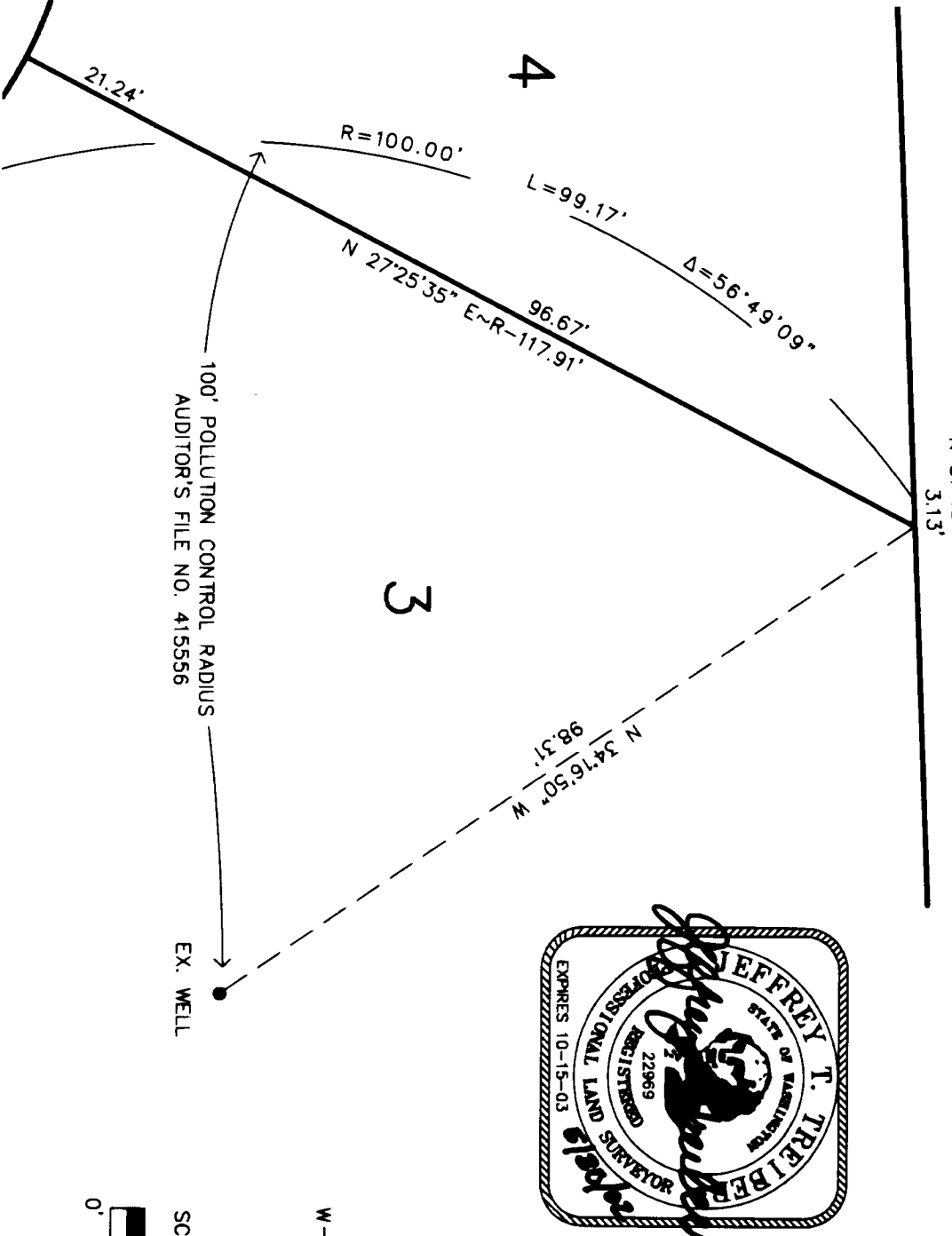
- DIRECT VEHICULAR ACCESS TO CULTUS BAY ROAD IS RESTRICTED TO THE EASEMENTS SHOWN HEREON.
- A PORTION OF THE PROPERTY IS ENCUMBERED BY WETLANDS AND TRIBUTARY STREAMS. NO GRADING (CLEARING, EXCAVATION, AND FILLING) IS PERMITTED WITHIN 100' OF SAID AREAS UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM, IS OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPARTMENT.
- NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANT", FOR PROTECTION OF WELL FROM POLLUTION, RECORDED ON SEPTEMBER 28, 1983 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 415556.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANT" REQUIRING PRIVATE MAINTENANCE OF APPROVED DRAINAGE CONTROL FACILITIES", RECORDED ON FEBRUARY 17, 1984 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 421115.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANT" REQUIRING PRIVATE MAINTENANCE OF APPROVED PRIVATE ROAD AND DEDICATION TO COUNTY WHEN REQUIRED", RECORDED ON SEPTEMBER 28, 1983 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 415557.
- SUBJECT TO THE TERMS AND CONDITIONS AS CONTAINED IN ISLAND COUNTY SHORT PLAT NO. 82/93, RECORDED ON MAY 10, 1984 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 424306 IN VOLUME 1 OF SHORT PLATS, PAGES 259 AND 260.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM", RECORDED ON MARCH 3, 1988 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 88002498.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "EASEMENT", TO PUGET SOUND ENERGY, INC. FOR GAS AND UTILITY EASEMENTS, RECORDED ON JUNE 18, 2001 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 20034919.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "AFFIDAVIT", FOR ISLAND COUNTY HEALTH DEPARTMENT, RECORDED ON SEPTEMBER 4, 2001 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 20034919.
- SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "EASEMENT", TO WHIDBEY TELEPHONE COMPANY FOR COMMUNICATION CABLE AND FACILITIES, RECORDED ON JULY 27, 2001 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 20043331.
- THE PRO IS LIMITED TO THE NUMBER OF LOTS SHOWN, NO FURTHER SUBDIVISION WITHIN THE BOUNDARIES OF THIS PRO SHALL BE ALLOWED.
- INSTALLATION OF ALL UTILITIES ONSITE, OTHER THAN THE WATER TANK AND PUMPHOUSE, SHALL BE UNDERGROUND.
- THE REGULATED CATEGORY A WETLAND AND ITS ASSOCIATED 100 FOOT BUFFER, AS SHOWN HEREON, SHALL BE MAINTAINED IN ITS NATURAL STATE UNLESS OTHERWISE AUTHORIZED BY ISLAND COUNTY. ANY ALTERATION TO REGULATED WETLANDS, STREAMS OR THEIR BUFFERS IS PROHIBITED, INCLUDING REMOVAL OF TREES, BRUSH OR OTHER VEGETATION. CONSTRUCTION OF ACCESSSES, BRIDGES OR TRAILS; INSTALLATION OF UTILITIES, INCLUDING WELLS AND SEPTIC SYSTEMS AND THEIR LINES; AND ANY EXCAVATION, CLEARING, OR FILL.

RESTRICTIONS (continued)

- BUILDING SETBACKS, AS SHOWN HEREON, ARE SUBJECT TO DECLARATION ITEM NO. 3.2.4 AS DESCRIBED IN THE DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION.
- BUILDING HEIGHT TO BE A MAXIMUM OF 35 FEET FOR ALL RESIDENTIAL STRUCTURES IN SOUNDVIEW ESTATES WITH THE EXCEPTION OF LOTS 12, 11, 10, 5 AND 4. THE HEIGHT OF EACH COMPLETED RESIDENTIAL STRUCTURE ON ALL LOTS SHALL BE THE MAXIMUM HEIGHT FOR ANY ADDITIONAL CONSTRUCTION THEREAFTER ON ALL LOTS. INITIAL RESIDENTIAL CONSTRUCTION ON LOTS 12, 11, 10, 5 AND 4 WILL BE CONSTRUCTED USING DUE CARE AND DILIGENCE BY WAY OF STARTING RESIDENTIAL CONSTRUCTION ON LOT 12 WITH A BUILDING HEIGHT OF 25 FEET WHEREAS LOTS 11, 10, 5 AND 4 WILL STAGGER THEIR CONSTRUCTION FOOTPRINTS AS WELL AS INCREMENTALLY INCREASE BUILDING HEIGHTS AS NEEDED TO OFFER VIEW LANES FOR EACH LOT HEREIN WHILE BALANCING ALREADY COMPLETED NEIGHBORING HOMES' VIEWS CURRENTLY IN PLACE.
- TRACT A IS DESIGNATED AS A COMMON OPEN SPACE/DRAINFIELD AND UTILITY TRACT. TRACT B IS DESIGNATED AS A WETLAND/NATIVE GROWTH PROTECTION/CONSERVATION EASEMENT/CONSERVATION TRACT. TRACT C IS DESIGNATED AS A COMMON OPEN SPACE/COMMUNITY RECREATION TRACT AND TRACT D IS DESIGNATED AS A PRIVATE ROAD AND ARE SUBJECT TO DECLARATION ITEM NO. 2.8 AS DESCRIBED IN THE DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION.
- PLAN SUBMITTAL/APPROVAL AND TRAIL CONSTRUCTION WITHIN THE 5' SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION WALKWAY EASEMENT LOCATED ACROSS LOT 12, SHALL BE IN CONJUNCTION WITH THE LOT 12 SINGLE FAMILY RESIDENCE BUILDING PLAN APPROVAL AND CONSTRUCTION.
- THE OWNER OR HIS REPRESENTATIVE MUST BE ON-SITE DURING ANY EXCAVATION, ALTERATION OR DISTURBANCE OF THE GROUND IN TRACT C TO MONITOR FOR THE EXISTENCE OF ANY ARCHAEOLOGICAL RESOURCES. IF ANY EVIDENCE OF ARCHAEOLOGICAL RESOURCES ARE UNCOVERED, THE WORK MUST STOP IMMEDIATELY AND THE STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION MUST BE NOTIFIED FOR PERMITS AND INSTRUCTION.
- CONSTRUCTION OF ANY STRUCTURES AND/OR LANDSCAPING OF AREAS WHICH WOULD REQUIRE DISTURBANCE OF THE GROUND, WHETHER BY SHovel, NO TOLLER, OR HEAVY MACHINERY AND WHETHER OR NOT A PERMIT FOR THE ACTIVITY IS REQUIRED FROM ISLAND COUNTY.

TREE RESTRICTIONS

CONIFER TREES 8" DIAMETER OR LARGER AT CHEST HEIGHT TO REMAIN PRESERVED. SIGNIFICANT TREES LOCATED WITHIN ANY DRAINFIELD EASEMENT WILL REMAIN BY WAY OF DRAINFIELD CONSTRUCTION BEING BUILT AROUND THE SIGNIFICANT TREES. IF A DRAINFIELD CAN NOT BE DESIGNED AROUND A SIGNIFICANT TREE ONLY BECAUSE OF PHYSICAL LIMITATIONS OF THE SITE, THE OWNER SHALL FIRST SEEK TO MOVE THE DRAINFIELD EASEMENT. IF THAT IS NOT POSSIBLE ONLY BECAUSE OF PHYSICAL LIMITATIONS OF THE SITE, THEN A SIGNIFICANT TREE MAY BE REMOVED ONLY WITH APPROVAL OF THE ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND WITH AN ACCOMPANYING, APPROVED RE-PLANTING PLAN.



EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXISTENCE OF TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THE DRAINAGE EASEMENT ACROSS LOTS 1 AND 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

THE PRIVATE DRAINAGE EASEMENT ACROSS LOTS 6 AND 9, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 5 AND 6 FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

THE SEWAGE TRANSPORT LINE EASEMENTS ACROSS LOTS 2 AND 3 AND TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION TO BENEFIT THE OWNERS OF LOTS 2, AND 4 THROUGH 12 OF SOUNDVIEW ESTATES FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SEWAGE TRANSPORT LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH MAINTENANCE AND REPAIR RESPONSIBILITIES BY SAID SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION AND BENEFITED LOT OWNERS.

THE WALKWAY EASEMENT ACROSS LOT 12, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

THE SIGN AND LANDSCAPING EASEMENT ACROSS LOT 7, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF ANY SIGNS, LANDSCAPING AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

THE PRIVATE DRAINFIELD EASEMENT LOCATED ON LOT 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1 FOR THE PURPOSE OF OPERATING, MAINTAINING AND CONSTRUCTING AN OFFSITE DRAINFIELD AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION.

THE RESPECTIVE PRIVATE DRAINFIELD EASEMENTS LOCATED ON TRACT A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 FOR THE PURPOSE OF OPERATING, MAINTAINING AND CONSTRUCTING OFFSITE DRAINFIELDS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION.

THE WATER EASEMENT ACROSS LOT 3 AND TRACTS A AND B, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE SOUNDVIEW ESTATES WATER SYSTEM FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH MAINTENANCE AND REPAIR RESPONSIBILITIES BY THE SOUNDVIEW ESTATES WATER SYSTEM.

THE WATER STORAGE AND MAINTENANCE ACCESS EASEMENT ACROSS TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE SOUNDVIEW ESTATES WATER SYSTEM FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH MAINTENANCE AND REPAIR RESPONSIBILITIES BY THE SOUNDVIEW ESTATES WATER SYSTEM.

THE WATERLINE SERVICE EASEMENT ACROSS TRACT D, AS SHOWN HEREON, IS HEREBY GRANTED TO THE SOUNDVIEW ESTATES WATER SYSTEM FOR THE BENEFIT OF LOTS 1 THROUGH 12 OF SOUNDVIEW ESTATES AND LOTS A, B, C AND D OF S.P. NO. 82/8332814-200-1850 AS RECORDED UNDER A.F. NO. 424.306 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

Easement Provisions continued on Sheet 5 of 7

AFN 4021691  
FOR: WBF MATTSON ENTERPRISES LLC  
DATE: MAY 28, 2002  
SHEET TITLE: JURAT 2, DETAILS  
PORTION OF GOVERNMENT LOT 2,  
IN SECTION 14, T.28N., R.3E., W.M.  
LOVELL-SAUERLAND & ASSOCIATES, INC.  
10400 33RD AVENUE W., SUITE 200  
LYNNWOOD, WASHINGTON 98036 426.776.1691  
LSA FILE NO. 4230 SHEET 2 OF 7

# STATISTICS

EQUIPMENT: UETZ SET 4 ELECTRONIC TOTAL STATION  
METHOD: FIELD TRAVERSE  
ACCURACY: CONFORMS TO WAC 332-130-090  
MONUMENTS VISITED: SEPTEMBER 4, 2001

SCALE: 1"=100'

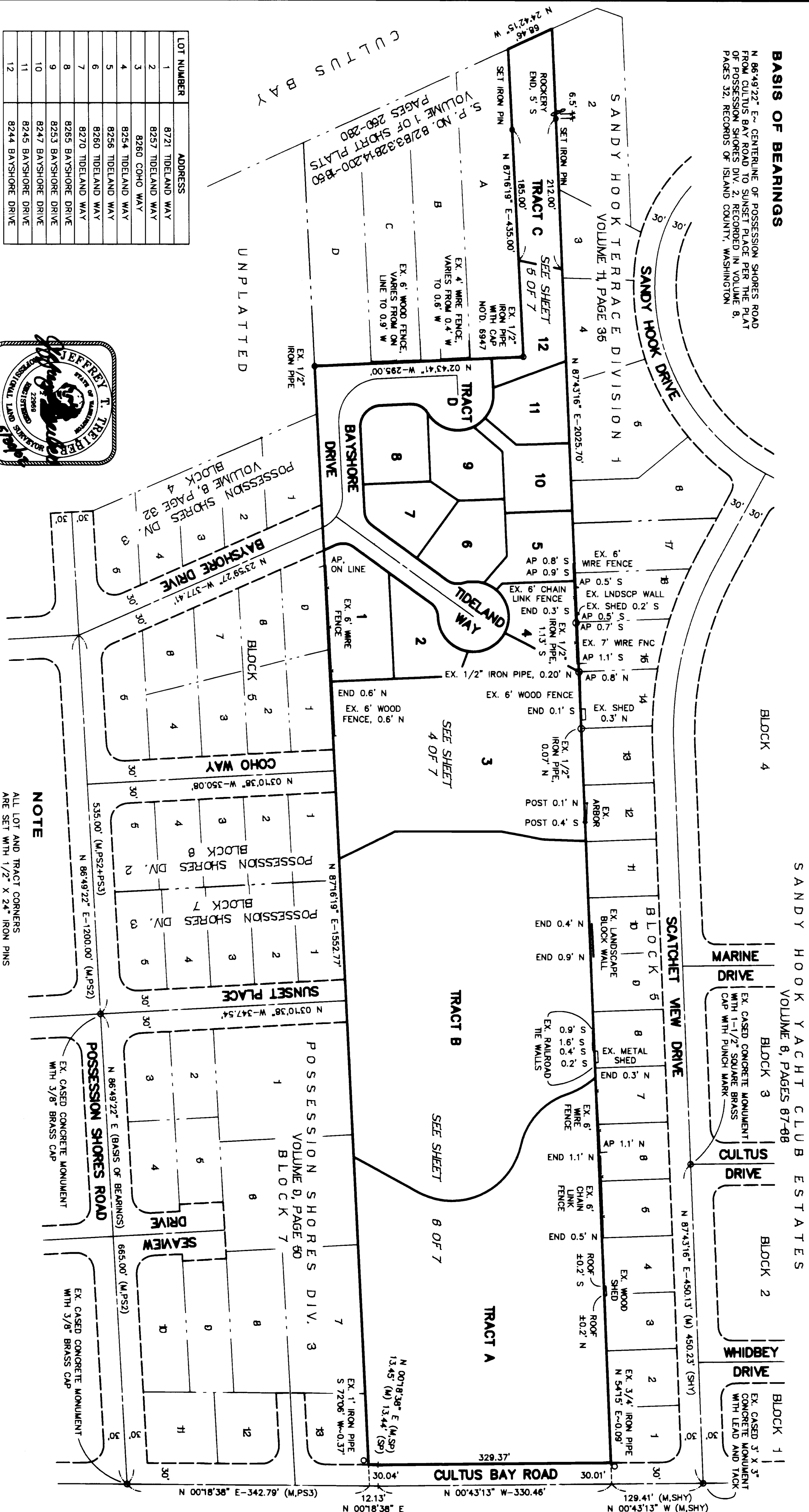


# BASIS OF BEARINGS

N 86°49'22" E - CENTERLINE OF POSSESSION SHORES ROAD FROM CULTUS BAY ROAD TO SUNSET PLACE PER THE PLAT OF POSSESSION SHORES DIV. 2, RECORDED IN VOLUME 8, PAGES 32, RECORDS OF ISLAND COUNTY, WASHINGTON

# SOUNDVIEW ESTATES A PLANNED RESIDENTIAL DEVELOPMENT SECTION 14, T.28N., R.3E., W.M. ISLAND COUNTY, WASHINGTON

PLANNED RESIDENTIAL  
DEVELOPMENT NO. PRD 174/96  
ISLAND COUNTY PARCEL  
NO. R32814-206-1880



LOT NUMBER	ADDRESS
1	8721 TIDELAND WAY
2	8257 TIDELAND WAY
3	8260 COHO WAY
4	8254 TIDELAND WAY
5	8256 TIDELAND WAY
6	8260 TIDELAND WAY
7	8270 TIDELAND WAY
8	8253 BAYSHORE DRIVE
9	8253 BAYSHORE DRIVE
10	8247 BAYSHORE DRIVE
11	8245 BAYSHORE DRIVE
12	8244 BAYSHORE DRIVE



# LEGAL DESCRIPTION

THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT:  
GOVERNMENT LOT 2 IN SECTION 14, TOWNSHIP 28 NORTH, RANGE 3 EAST, W.M., ISLAND COUNTY, WASHINGTON; EXCEPT THE NORTH 620.00 FEET THEREOF; ALSO EXCEPT THE COUNTY ROAD ALONG THE EAST LINE THEREOF; AS CONVEYED TO ISLAND COUNTY BY DEED RECORDED JUNE 4, 1984 AS AUDITOR'S FILE NO. 425315;  
ALSO EXCEPT THAT PORTION OF THE AFOREDESCRIBED TRACT IN GOVERNMENT LOT 2 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT IN GOVERNMENT LOT 2; THENCE N 87°16'19" E ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 318.95 FEET; THENCE N 02°43'41" W 285.00 FEET; THENCE S 87°16'19" W 435.00 FEET TO THE WEST LINE OF SAID TRACT; THENCE S 24°42'16" E ALONG SAID WEST LINE, A DISTANCE OF 318.11 FEET TO THE POINT OF BEGINNING;  
SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

# LEGEND

- = SET 1/2" X 24" IRON PIN WITH PLASTIC CAP NO.D. 22969
- M = MEASURED BEARING AND/OR DIMENSION
- P52 = BEARING AND/OR DIMENSION PER THE PLAT OF POSSESSION SHORES DIV. 2 (VOLUME 8, PAGE 32)
- P53 = BEARING AND/OR DIMENSION PER THE PLAT OF POSSESSION SHORES DIV. 3 (VOLUME 9, PAGE 50)
- SP = BEARING AND/OR DIMENSION PER SHORT PLAT NO. 82/83 (VOLUME 1 OF SHORT PLATS, PAGES 259-260)
- SHY = BEARING AND/OR DIMENSION PER THE PLAT OF SANDY HOOK YACHT CLUB ESTATES (VOLUME 6, PAGES 67-68)
- AP = ANGLE POINT OF FENCE OR STRUCTURE
- = EXISTING MONUMENT AS NOTED

# NOTE

ALL LOT AND TRACT CORNERS ARE SET WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO.D. 22969

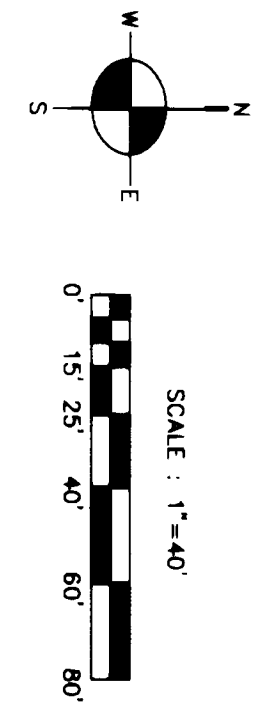
AFN 4021691

FOR: WBF MATSON ENTERPRISES LLC  
DATE: MAY 28, 2002  
SHEET TITLE: SURVEY CONTROL

PORTION OF GOVERNMENT LOT 2, IN SECTION 14, T.28N., R.3E., W.M.  
LOVELL-SAUERLAND & ASSOCIATES, INC.  
19400 33RD AVENUE W., SUITE 200  
LYNNWOOD, WASHINGTON 98036 426.776.1691  
LSA FILE NO. 4230 SHEET 3 OF 7







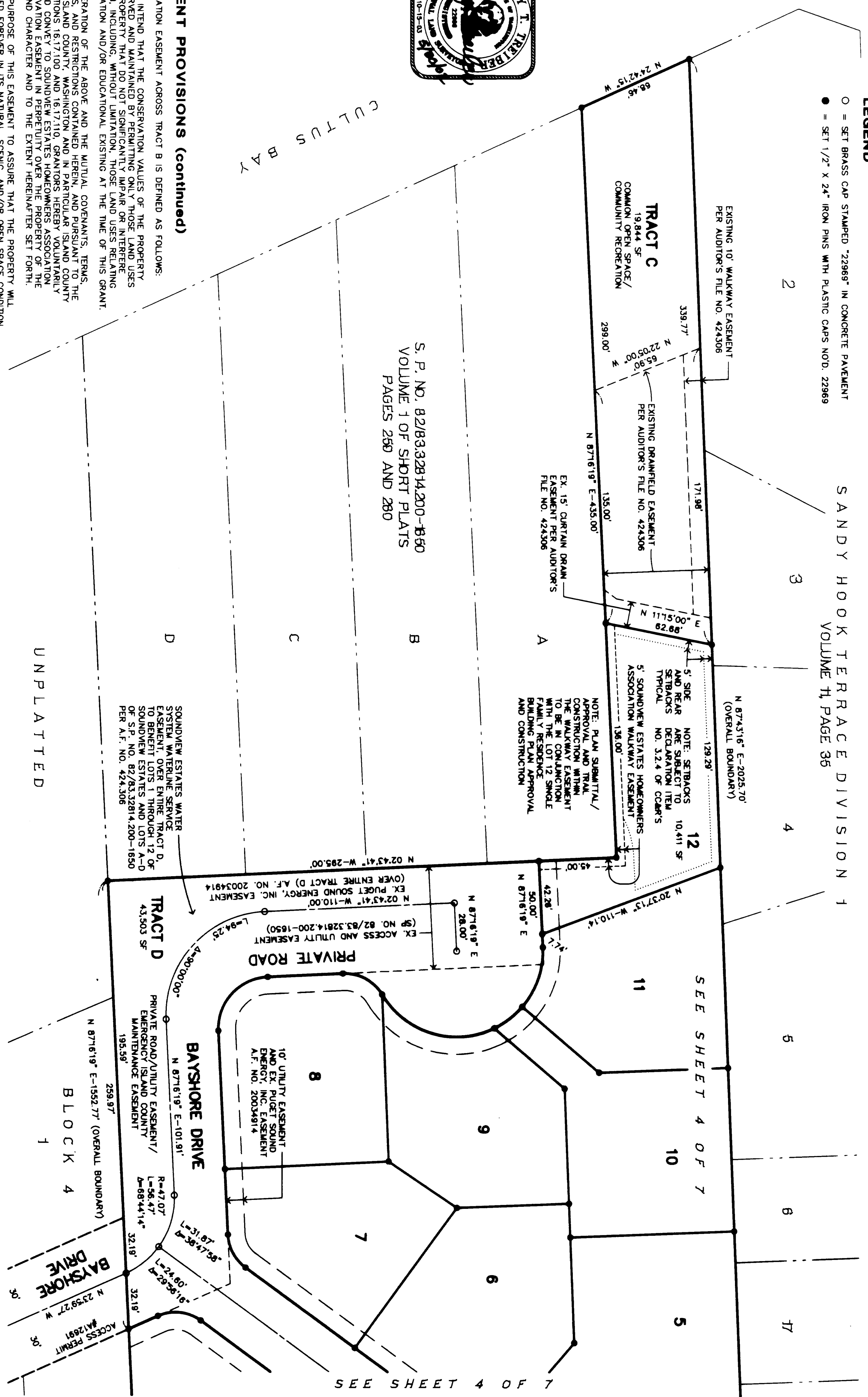
LEGEND

- O = SET BRASS CAP STAMPED "22969" IN CONCRETE PAVEMENT  
● = SET 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO.D. 22969

SOUNDVIEW ESTATES  
A PLANNED RESIDENTIAL DEVELOPMENT  
SECTION 14, T.28N., R.3E., W.M.  
ISLAND COUNTY, WASHINGTON

PLANNED RESIDENTIAL  
DEVELOPMENT NO. PRD 174/96  
ISLAND COUNTY PARCEL  
NO. R32814-205-1880

SANDY HOOK TERRACE DIVISION 1  
VOLUME 11, PAGE 36



EASEMENT PROVISIONS (continued)

- THE CONSERVATION EASEMENT ACROSS TRACT B IS DEFINED AS FOLLOWS:
- A. GRANTORS INTEND THAT THE CONSERVATION VALUES OF THE PROPERTY BE PRESERVED AND MAINTAINED BY PERMITTING ONLY THOSE LAND USES ON THE PROPERTY THAT DO NOT SIGNIFICANTLY IMPAIR OR INTERFERE WITH THEM, INCLUDING, WITHOUT LIMITATION, THOSE LAND USES RELATING TO RECREATION AND/OR EDUCATIONAL EXISTING AT THE TIME OF THIS GRANT.
  - B. IN CONSIDERATION OF THE ABOVE AND THE MUTUAL COVENANTS, TERMS, CONDITIONS, AND RESTRICTIONS CONTAINED HEREIN, AND PURSUANT TO THE LAWS OF ISLAND COUNTY, WASHINGTON AND IN PARTICULAR ISLAND COUNTY CODE SECTIONS 16.17.100 AND 16.17.110, GRANTORS HEREBY VOLUNTARILY GRANT AND CONVEY TO SOUNDVIEW ESTATES HOMEOWNERS ASSOCIATION A CONSERVATION EASEMENT IN PERPETUITY OVER THE PROPERTY OF THE NATURE AND CHARACTER AND TO THE EXTENT HEREINAFTER SET FORTH.
  - C. IT IS THE PURPOSE OF THIS EASEMENT TO ASSURE THAT THE PROPERTY WILL BE RETAINED FOREVER IN ITS NATURAL, SCENIC, AND/OR OPEN SPACE CONDITION FOR NATURAL RESOURCE CONSERVATION, RECREATION, RESIDENTIAL, AND COMMERCIAL USES OF ANY KIND AND TO PREVENT ANY USE OF THE PROPERTY THAT WILL SIGNIFICANTLY IMPAIR OR INTERFERE WITH THE CONSERVATION VALUES, ECOLOGICAL DIVERSITY, NATURAL BEAUTY, AND/OR NATURAL PROCESSES OF THE PROPERTY. GRANTORS INTEND THAT THIS EASEMENT WILL CONFINE THE USE OF THE PROPERTY TO SUCH ACTIVITIES, INCLUDING, WITHOUT LIMITATION, THOSE INVOLVING RECREATION, EDUCATION AND/OR ENHANCEMENT AS ARE NOT INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT.
  - D. ANY ACTIVITY, ON OR USE OF THE PROPERTY INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT IS PROHIBITED. THE PROPERTY SHALL BE KEPT IN OPEN SPACE AND RESTRICTED FROM ANY DEVELOPMENT WITH BUILDINGS OR OTHERWISE, OR ANY USE OF THE PROPERTY THAT WOULD SIGNIFICANTLY IMPAIR OR INTERFERE WITH THE CONSERVATION VALUES, ECOLOGICAL DIVERSITY, NATURAL BEAUTY, AND/OR NATURAL PROCESSES OF THE PROPERTY. GRANTORS INTEND THAT THIS EASEMENT WILL CONFINE THE USE OF THE PROPERTY TO SUCH ACTIVITIES, INCLUDING, WITHOUT LIMITATION, THOSE INVOLVING RECREATION, EDUCATION AND/OR ENHANCEMENT AS ARE NOT INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT.

NOTE

FOR BUILDING HEIGHT LIMITS REFER TO RESTRICTIONS ITEM NO. 16 ON SHEET 2 OF 7

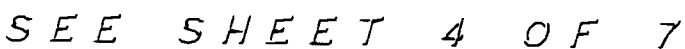
FOR: WBF MATTSO ENTERPRISES LLC  
DATE: MAY 28, 2002  
SHEET TITLE: LOT 12, TRACT C LAYOUT

AFN 4021691  
PORTION OF GOVERNMENT LOT 2,  
IN SECTION 14, T.28N., R.3E., W.M.  
LOVELL-SAUERLAND & ASSOCIATES, INC.  
19400 33RD AVENUE W., SUITE 200  
LYNNWOOD, WASHINGTON 98036 426.775.1691  
LSA FILE NO. 4230 SHEET 6 OF 7



**PLANNED RESIDENTIAL  
DEVELOPMENT NO. PRD 174/96  
ISLAND COUNTY PARCEL  
NO. R32814-205-1880**

SANDY HOOK YACHT CLUB ESTATES  
VOLUME 8, PAGES 67 AND 68



CL = CENTERLINE BEARING AND/OR DIMENSION  
SMS = SOUNDVIEW ESTATES WATER SYSTEM  
WS & MAE = WATER STORAGE AND MAINTENANCE ACCESS EASEMENT  
————— = 6' CHAINLINK FENCE



AFN 4021691  
PORTION OF GOVERNMENT LOT 2,  
IN SECTION 14, T.28N., R.3E., W.M.  
LOVELL-SAUERLAND & ASSOCIATES, INC.  
19400 33RD AVENUE W., SUITE 200  
LYNNWOOD, WASHINGTON 98036 426.776.1691  
LSA FILE NO. 4230  
SHEET 8 OF 7

**SHEET 8 OF 7**

